166.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,287,000 / 1,287,000
					USE VALUE:	1,287,000 / 1,287,000
					ASSESSED:	1,287,000 / 1,287,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINER ANTHONY
Owner 2:	COHEN PRISCILLA A
Owner 3:	
Street 1:	29 CLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,761 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 3024 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7761.000	820,100	9,900	457,000	1,287,000
Total Card	0.178	820,100	9,900	457,000	1,287,000
Total Parcel	0.178	820,100	9,900	457,000	1,287,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.60 | /Parcel: 425.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110089

GIS Ref

GIS Ref

Insp Date 07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0014.0

!12875!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	818,000	9900	7,761.	457,000	1,284,900	1,284,900	Year End Roll	12/18/2019
2019	101	FV	603,700	9900	7,761.	457,000	1,070,600	1,070,600	Year End Roll	1/3/2019
2018	101	FV	607,200	9900	7,761.	404,800	1,021,900	1,021,900	Year End Roll	12/20/2017
2017	101	FV	607,200	9900	7,761.	339,500	956,600	956,600	Year End Roll	1/3/2017
2016	101	FV	607,200	9900	7,761.	339,500	956,600	956,600	Year End	1/4/2016
2015	101	FV	576,500	9900	7,761.	293,800	880,200	880,200	Year End Roll	12/11/2014
2014	101	FV	576,500	9900	7,761.	284,000	870,400	870,400	Year End Roll	12/16/2013
2013	101	FV	576,500	9900	7,761.	270,300	856,700	856,700		12/13/2012

PRINT

Date	Time
12/11/20	02:54:19

LAST REV

Date	Time
10/03/19	16:50:46

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12875

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARPENTER VICTO	28062-324		1/9/1998		513,000	No	No		Y

USER DEFINED

Prior Id # 1:	110089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/1994	80		60,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Missed Appt.	BS	Barbara S
8/16/2018	Missed Appt.	CC	Chris C
7/19/2018	MEAS&NOTICE	CC	Chris C
10/31/2008	Meas/Inspect	163	PATRIOT
12/12/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7761		Sq. Ft.	Site		0	70.	0.84	8									456,982						457,000	

Total AC/HA: 0.17817 | Total SF/SM: 7761 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 456,982 | Spl Credit | Total: 457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	3 - Asbestos		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99722219
Const Adj.:	1.16608584
Adj $ / SQ:	151.170
Other Features:	171000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	919363
Depreciation:	99291
Depreciated Total:	820072

COMMENTS

space above Garage is unfinished.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

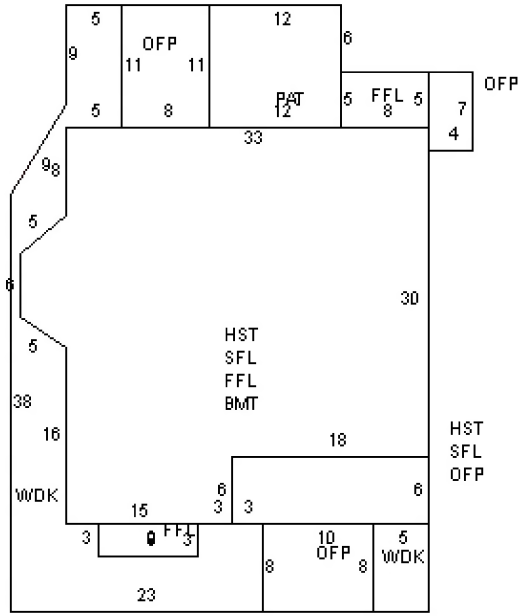
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.06
Special Features:	0	Val/Su Net:	165.28
Final Total:	820100	Val/Su SzAd	271.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,226	151.170	185,335
FFL	First Floor	1,185	151.170	179,137
BMT	Basement	1,118	45.350	50,702
HST	Half Story	613	151.170	92,667
WDK	Deck	384	10.030	3,853
OFP	Open Porch	304	25.570	7,773
PAT	Patio	132	5.940	784
	Net Sketched Area:	4,962	Total:	520,251
Size Ad	3024	Gross Are	5575	FinArea 3024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
5	Gar w/improv	D	Y	1	20X26	G	GD	1920	27.24	T	30	101			9,900			9,900

More:	N	Total Yard Items:	9,900	Total Special Featues:		Total:	9,900